

Village Council
November 2, 2009
6:30 PM

Minutes
Public Hearing

Call to Order: Mr. Deeds called the meeting to order.

Roll Call: John Bender, Rick Deeds, Bruce Jarvis, Bobbie Mershon, Victor Paini, Marilyn Rush-Ekelberry, Leah Turner

Purpose of the Public Hearing: To hear public comments on the Amendment to the Comprehensive Development Signage Test for the Winchester Square Shopping Center with regard to wall signage as filed by Winchester Square, LLC (ZA-09-04).

The Planning and Zoning Commission recommended approval at their September 14, 2009 hearing.

Presentation to Council:

Staff Report: Mr. Neimayer presented a power point presentation (see attached). Sign Text requirements were passed in March 1995 and modified in July 1997. There are currently no allowances for signs on the sides of the buildings. When the light was taken out along Gender Road it changed the traffic pattern coming into Winchester Square shopping center to primarily off of Winchester Blvd. A request for a variance was rejected in July 1997 because Planning and Zoning felt that a zoning text amendment would be a better way solution. The signage would move from the north side interior parking lot and placed on the east side that faces Gender Road. Discussion ensued.

Applicant: Jill Tangeman, attorney with Voys, Sater, Seymour and Pease, was representing Swan Cleaners. She reiterated that they were turned down previously on a variance request. At that time, they were requesting to leave the signage on the front elevation and gain additional signage on the side.

This new request is narrowly tailored to the Swan Cleaners situation and did not add any more signage than allowed to any other tenant. It is just a matter of moving the location to allow customers to more readily find the store. Discussion ensued.

Village Resident Comments:

(Five Minute Limit per Person)

Jeffrey Bond, of 146 Washington St Apt C, stated that it was a close vote in P&Z and it gives the Swan Cleaners an unfair advantage. It is a dangerous intersection and already has several accidents there a year. A sign would be a distraction to drivers on the side of the building. There is already a small sign for the drive-thru. This is a horrible location for a drive-thru because of the traffic flow. This store will mostly have a local usage, so after the first time finding it, they will have no problems. Out-of-towners will not be using this store. Signs should be at the front of the building to show people where to park and enter the store.

David Dutton, owner of EN Hobbies, also has a request to move the signage from the front of his store to the side. He stated that the archway in his old unit blocked the front of the store. He was told by Casto that he could have an additional sign on the side of the building. He has however decided that he would not give up the front sign, in order to have a side sign and plans on moving out of the development as soon as his lease is up.

Council Comments/Questions:

Mr. Paini stated that at some point that intersection must be addressed and the traffic pattern may change. At that time, will there be another request to change the sign location? It may be a moot point.

Adjournment:

Mr. Paini moved to adjourn the meeting. Dr. Bender seconded the motion.

VOTE: **AYES** Dr. Bender, Mrs. Mershon, Mrs. Turner, Mr. Jarvis
Mrs. Rush-Ekelberry, Mr. Deeds, Mr. Paini

NAYS

Motion carried. Time out 7:13pm